

## **Valley Center Design Review Board**

**Proposed Minutes: Mar. 8<sup>th</sup>, 2011**

**DRB Members present:** Robertson, Montgomery, Moore, Herr, Splane (as well as non-voting DRB Volunteer Michael Mahan)

**Applicants** - Jerry Gaughan

4PM Lael Montgomery opened the meeting.  
There were no speakers for Public Forum.

While awaiting the only presenter for the day the Chairwoman (Lael Montgomery) spoke briefly of the need to discuss, later in the meeting, the state of signage and landscaping along Valley Center Rd.

### **Scheduled Projects:**

1. SO8-013 & ERO8-010-08 Road standards Modification  
Miller Rd. Ctr. at Valley Center Rd. & Miller Rd.  
Applicant / Property Owner / Presenter: Jerry Gaughan

#### **1. SO8-013 & ERO8-010-08 Road Standards Modification**

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Jerry Gaughan shares with the DRB that he is requesting the Board's approval of an exception/modification to the VC Design Guideline for curb openings is 36-feet, and for commercial driveways, between 12 and 30 feet. However, fuel trucks will access the Miller Road Center gas station which also shares the apron with the driveway to the commercial shopping center. A number of factors -- including: Valley Center Road's 12' wide lanes, as well as a fire truck access and 14' wide one-way lane on the property -- lead to the developer's request for the DRB to approve a 40-foot apron which, the developer believes is the best solution.

In an effort to ascertain how the visual impact of the 40' apron will be minimized the DRB members ask some questions regarding its construction and the landscaping surrounding it. Jerry tells the DRB that the apron will be made of San Diego Buff colored concrete(to match the DG trail which it interrupts) and points out that the landscaping is deep enough to still soften the appearance of the area even if a bike lane eventually cuts into the planting area.

Robertson moves to grant the request for the modification, Moore seconds and the vote to approve is unanimous. Montgomery will contact DPLU planner Kristina Jeffers to let her know of the approval of the modification

Jerry brings up two more road modifications for his project (as they relate to the spacing between driveways off of Miller Road). Montgomery informs Jerry that these issues have not been sent to the DRB by the county and do not fall under the Design Guidelines. Montgomery will contact the county to confirm.

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While still meeting with Jerry Gaugan, the DRB's asks him to implement on his automobile service center project further east on Valley Center Road (at Lizard Rocks) signage changes that were discussed at a previous DRB meeting with Valley View Properties partner Napoleon Zervas. Mr. Zervas agreed to require the tenant to replace the blue plastic letters (as currently seen in the auto body shop further east on Valley Center Rd.) Jerry agrees to the upgrades and will send Lael the drawings which show the new pierced aluminum signage.

### 3. Design Guidelines: Signs and Landscaping on VC Road

DRB members discuss signage design issues on commercial buildings along Valley Center Rd. Pala Vista Market and the gas station are still using plastic banners attached to their building even though they have had many months to construct permanent signs that comply with the Guidelines. Montgomery says she has spoken with the business owner and he promises to hang permanent signs within the next month. The pawn shop is also using temporary banners, as well as flags and "live" sign bearers.

Also discussed was landscaping on private property along VC Road which was approved in conjunction with Site Plan Waivers during the widening construction and has not been completed as per agreement and or drawings. The DRB authorizes Montgomery to contact three businesses concerning non-compliance. The first is Jim Depew (P&C Motors) to remind him of his commitment to a 7' deep stretch of landscaping. The second and third are business owners Gary Wynn and Shoemaker Realty to remind them to install their landscaping as promised.

Also discussed: The South Village Property Owners' masterplan project will include a concept to slow traffic on V.C. Rd. All DRB members are in favor of proposing the building of round-a-bouts on V.C. Rd. to keep traffic moving and reduce the risk of head-on collisions.

### 4. Approval of Minutes

Robertson moves to approve the minutes with one change (the insertion of Scott Fleming's name) from the last meeting. The minutes are approved. 5-0

Robertson moves to adjourn the meeting Splane seconds and Montgomery officially adjourns the meeting at 5:20 PM.